



NEAL BAWA

CEO / FOUNDER

UGRO | grocapitus

**ACHIEVED RETURNS:
34.6% IRR OVER 7 EXITS**

- 900+ investors have invested in Grocapitus projects, with \$270M equity invested*
- 2,000+ investors registered
- 31 projects (7 sold) diversified across 10 states over 17 metro areas
- Current portfolio valued ~\$1B
- Approximately 4,800 units/beds



Multifamily University

- 10,000+ active community members in our meetups and Facebook groups
- 5,000+ students attend webinars
- Hundreds of students attend MultifamilyU bootcamps

ABOUT NEAL

Neal Bawa is CEO / Founder at UGRO and Grocapitus, two commercial real estate investment companies. Neal's companies use cutting edge real estate analytics technology to source and acquire OR build large Commercial properties across the U.S., for over 900 investors. Current portfolio over 4,800 units, with an AUM value (upon completion) of over \$1 Billion.

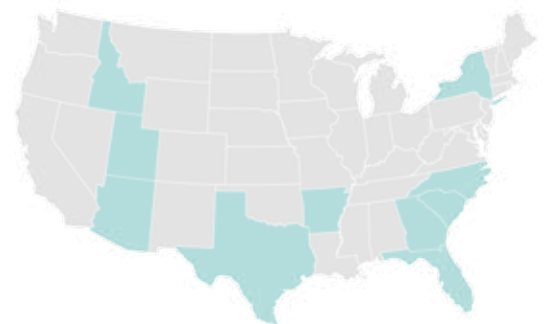
Neal shares his team's unique and cutting-edge real estate data methodologies to connect with geeky and nerdy (or just data driven) investors who share his vision - That Data beats gut feel by a million miles. Over 10,000 real estate investors have taken his free Real Estate Data Analytics course on udemy.com and the course has over 1,000 five-star reviews.

Neal speaks at dozens of real estate conferences across the country and virtually, on the Internet. Over 5,000 investors attend his multifamily webinar series each year and hundreds have attended his Magic of Multifamily boot camps. His facebook and meetup groups have tens of thousands of investors.

Neal believes that we are at a turning point, where traditional commercial real estate will combine with Proptech and Fintech technology disruptors, and will truly reach it's potential as a tradable, highly liquid asset class that will rival and eventually beat the stock market in its size and scope.

PROPERTY PORTFOLIO **MANAGED, CO-OWNED WITH INVESTORS**

- 216 unit Multifamily, Atlanta GA
- 151 unit Multifamily, Dalton GA
- 174 unit Multifamily, Atlanta GA
- 138 unit Multifamily, Jacksonville FL
- 114 unit Multifamily, Tucson AZ
- 217 unit Multifamily/Mixed Use, Buffalo NY**
- 116 unit Multifamily, St George UT*
- 210 unit Multifamily, Provo UT^
- 46 unit Townhomes, Durham NC**
- 96 unit Multifamily, San Antonio TX**
- 194 unit Multifamily, Atlanta GA
- 240 unit Multifamily, Mesa AZ**
- 873 unit Self-Storage, West Memphis AR
- 32 unit Multifamily, Houston TX**
- 180 unit Multifamily, Dalton GA
- 210 unit Multifamily, San Marcos TX**
- 6 buildings Flex Industrial, Salt Lake City, UT**
- 128 unit Multifamily, Austin TX**
- 56 unit Multifamily, Houston TX**
- 120 unit Multifamily, Greenville SC
- 72 unit Multifamily, San Antonio TX**
- 320 unit Multifamily, Phoenix AZ**
- 66 unit Multifamily, Idaho Falls, ID**
- 132 unit Multifamily, New Braunfels TX**
- 128 unit Multifamily, Austin TX*
- 137 unit Multifamily, Killeen TX
- 1,450 unit Portfolio, TX**



* Total investor equity includes some equity raised by our partners.
 ** Under construction.
 ^ Opportunity Zone, under construction.



VALUE-ADD INCOME FUND
MIXED MULTIFAMILY, VARIOUS STATES



MILL RACE PHASE 1A
NEW CONSTRUCTION, PROVO UT

PARK CANYON
CLASS B+ VALUE-ADD, DALTON GA

SOLD

FAIRVIEW
CLASS B VALUE-ADD, GREENVILLE SC

SOLD

WINDWARD FOREST
CLASS C VALUE-ADD, ATLANTA GA

SOLD

THE GRID
NEW CONSTRUCTION, BUFFALO NY

LAKEWOOD OAKS
CLASS C VALUE-ADD, JACKSONVILLE FL

SOLD

FALLS AT CRISMON COMMONS
NEW CONSTRUCTION, MESA AZ

EQUINOX AT KNIGHT
CLASS B VALUE-ADD, ATLANTA GA

RTP1 TOWNHOMES
NEW CONSTRUCTION, DURHAM NC

CHELSEA PLACE
CLASS C VALUE-ADD, ATLANTA GA

SOLD

EQUINOX ON PRINCE
CLASS C VALUE-ADD, TUCSON AZ

SOLD

STORAGE DEPOT
VALUE-ADD + NEW, W. MEMPHIS, AR

SOLD

UNIVERSITY OAKS
NEW FOURPLEXES, HOUSTON TX

WOODS CROSS FLEX
NEW INDUSTRIAL, SALT LAKE CITY UT

PARK LANE
NEW FOURPLEXES, HOUSTON TX

BOTANICA OAK HILLS
NEW FOURPLEXES, SAN ANTONIO TX

SOLD

BOTANICA CHASE HILL
NEW FOURPLEXES, SAN ANTONIO TX

SOLD

AVONDALE COMMONS
NEW CONSTRUCTION, PHOENIX AZ

EQUINOX TOWNHOMES
NEW FOURPLEXES, IDAHO FALLS ID

EQUINOX TOWNHOMES
NEW FOURPLEXES, NEW BRAUNFELS TX

BOTANICA SOUTHPARK
NEW FOURPLEXES, AUSTIN TX

COUNTRY PLACE
CLASS B VALUE-ADD, KILLEEN TX

PARK CANYON II
CLASS B+ VALUE-ADD & NEW UNITS

CASATA SAN MARCOS
NEW MICRO HOMES, SAN MARCOS TX

UGRO PREMIER BTR FUND
MIXED NEW CONSTRUCTION, TEXAS



grocapitus



Multifamily University

**NEAL
BAWA**



LOCATION MAGIC
WORKSHOPS



APARTMENT
MAGIC
BOOTCAMPS



... AND MANY MORE
EVENTS **ACROSS**
THE NATION



TRACK RECORD

EXITS EXCEED PROJECTIONS



PARK CANYON

180-Unit Multifamily: Value-Add + New Units | Dalton GA

16.3%
PROFORMA IRR

37.8%
REALIZED IRR

Feb 2022
DATE SOLD



WINDWARD FOREST

216-Unit Multifamily: Value-Add | Atlanta GA

18.0%
PROFORMA IRR

22.0%
REALIZED IRR

Sep 2020
DATE SOLD



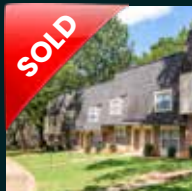
LAKEWOOD OAKS

138-Unit Multifamily: Value-Add | Jacksonville FL

17.6%
PROFORMA IRR

19.5%
REALIZED IRR

Oct 2021
DATE SOLD



CHELSEA PLACE

180-Unit Multifamily: Value-Add | Dalton GA

14.9%
PROFORMA IRR

12.7%
REALIZED IRR

Jun 2021
DATE SOLD

7

TOTAL EXITS

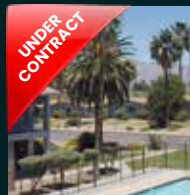
ACHIEVED RETURNS

17.2%

OVERALL PROJECTED IRR

35.3%

OVERALL ACHIEVED IRR



EQUINOX ON PRINCE

114-Unit Multifamily: Value-Add | Tucson AZ

17.3%
PROFORMA IRR

51.4%
PROJECTED IRR

Jun 2022
EXPECTED SALE DATE



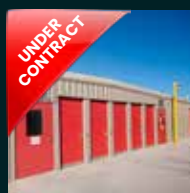
FAIRVIEW

120-Unit Multifamily: Value-Add | Greenville SC

16.0%
PROFORMA IRR

60.0%
PROJECTED IRR

Apr 2022
EXPECTED SALE DATE



STORAGE DEPOT

873-Unit Self Storage: New + Value-Add | West Memphis AR

20.6%
PROFORMA IRR

49.6%
PROJECTED IRR

May 2022
EXPECTED SALE DATE